



Fountain View Recreation Center  
910 N Gary Ave  
Carol Stream, Illinois  
Room 120

**Parks and Facilities Committee Meeting**  
**July 13, 2020**  
**6:00 pm**

**Topics:**

1. Capital Project Discussion and Prioritization Exercise - Phase 1
2. Other items that may normally be addressed by the Parks and Facilities Committee

**All attendees must wear a mask.**

**To:** Board of Commissioners

**From:** Sue Rini, Director of Finance & Administration

**Date:** July - Financials

**Discussion:** Capital Improvement Plan

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Commissioners,

The following is an updated Capital Improvement Plan based on year to date expenses as of **May 31, 2020**. The narrative and the accompanying spreadsheet provide an overview of ongoing capital improvements, as well as future needs.

- The District has approximately \$748,000 in capital funds not yet assigned to a project
- There is an estimated list of suggested capital improvements totaling \$4,454,000 through 2025.
- There is an estimated deficit of \$3,706,000 to complete capital projects for the next 5 years.

The District has several outstanding grant applications pending:

- Elk Trail Recreation Center Deferred Maintenance Program – if approved, this 100% grant will cover \$335,336 in expenses for which we have not been able to cover under the current Capital Plan.
- Mitchell Path Bike Trail Grant – if approved, this grant will cover 50% of the \$360,000 project; Special Recreation Funds will also cover a portion of the project. The District has only set aside \$55,000 so if we are not awarded the Grant, we will have to reconsider doing the project, OR add capital funds to our costs.

**1. Armstrong Park:**

No projects are planned for Armstrong Park at this time.

Armstrong Park		
No Projects Planned at this time.		2,093,559
Refer to Trails/Paths/Parking Lots for North Armstrong Lot		
<b>Multi-Year Total</b>		<b>2,093,559</b>

**2. CIP Administration:**

These were charges for staff wage and benefits associated with the first several years of major Capital Projects and capital improvements. No additional charge backs were made after 2015.

CIP Admin		
YTD		708,963
<b>Multi-Year Total</b>		<b>708,963</b>

**3. Carolshire Park:**

The total charges against the Capital Fund are currently \$184,859. The project was supported by the District's first CDBG grant award, and also from the Special Recreation Fund..

Carolshire Park		
YTD (from Capital Fund)		184,859
<b>Multi-Year Total (to Capital Budget/Before Grant )</b>		<b>184,859</b>

**4. Community Park:**

Community Park is officially a Carol Stream Park District Property. This park is a good candidate for a CDBG or OSLAD Grant. \$100,000 was originally assigned to the project. To date \$7,683 has been spent to efforts to complete the property transfer.

Staff has planned for some immediate improvements in 2020 that will bring the park up to District standards; they total approximately \$55,600 and include: repainting and minor bathroom repairs, new light poles, removal of a back stop, resurfacing of the basketball court, replacing the drinking fountain, and installation of a CSPD park sign. The Board will form a committee with staff to discuss future plans and improvements. **Staff estimates \$800,000 in additional funding will be necessary to make any major improvements or to qualify for any matching grants.**

<b>Community Park</b>			
YTD			7,683
Planned for 2020			55,600
Balance Available for improvements			36,717
<b>Additional Funding Suggested</b>			<b>800,000</b>
<b>Multi-Year Total</b>			<b>900,000</b>

**5. Coral Cove:**

Staff anticipates that a full gutter repair in the zero-depth portion of the pool and major infrastructure repairs in the near future; rough estimate cost is \$250,000. Increased leaks in the pool liner have driven chemical and water costs higher over the last few years and indicate that the pool liner should be replaced; estimated cost will be \$550,000. **There a total of \$800,000 in additional funding will be necessary to make these major repairs.**

<b>Coral Cove Water Park &amp; CONCESSIONS</b>			
YTD			1,054,385
<b>Major Repairs - Estimate</b>			<b>250,000</b>
<b>Pool Liner Replacement - Estimate</b>			<b>550,000</b>
<b>Multi-Year Total</b>			<b>1,854,385</b>

**6. Coyote Crossing Mini Golf**

The shade structure for the outdoor eating/party area was replaced in early spring with a metal style roof; it will be funded with operational repair dollars and therefore will not impact the Capital Budget. No other capital improvements are being suggested at this time.

<b>Coyote Crossing Minigolf</b>			
YTD			45,684
Shade Structure replaced with operating funds			-
<b>Multi-Year Total</b>			<b>45,684</b>

**7. Dog Park:**

No Projects are planned for the Dog Park. Minor improvements have been funded through Operational Repair & Replacement fund.

Dog Park			
YTD			106,016
<b>Multi-Year Total</b>			<b>106,016</b>

## 8. Elk Trail Recreation Center:

Kluber Architects & Engineers prepared a comprehensive Assessment and Deferred Maintenance Plan for Elk Trail Recreation Center. With Board direction to keep this building, and continue to run Preschool from this location, the deferred maintenance plan will guide the capital improvements needed. The roof was replaced in spring of 2019.

The District applied for a grant that would fund 100% of the \$335,336 deferred maintenance plan. We are awaiting word on our application. **If we do receive a grant, we would need \$335,336 in additional funding will be necessary to complete the deferred maintenance plan.**

Elk Trail Recreation Center			
YTD			161,849
<b>Deferred Maintenance Plan</b>			<b>335,336</b>
<b>Multi-Year Total</b>			<b>497,185</b>

## 9. Evergreen Gymnasium:

In accordance with the intergovernmental agreement with Benjamin School District, the District shares costs to repair and maintain Evergreen Gymnasium and accompanying shared space. The school district underwent a change in leadership which was not aware of the terms of our agreement and already bid out a building improvement. Due to the confusion, the school district is willing to extend the park district an extended timeline to pay \$52,000 for tuck-pointing repairs to the Evergreen Gymnasium and therefore funds have been earmarked.

We are still awaiting any future repair plans. Since we have not received a list of projects, we used an historical average and have estimated \$28,410/year for the next 5 years. **Any potential shared repair costs are unknown at this time.**

Evergreen Gymnasium			
YTD - includes 2020 Tuckpointing; done but not paid			109,940
<b>*Est \$28,410 x 5 years</b>			<b>142,050</b>
<b>Multi-Year Total</b>			<b>251,990</b>

**10. FVRC:**

Phase I and II roof repairs at FVRC were completed over the last two years. Staff recommends that the final phase of repairs costing \$210,000 be completed in 2021-2022. **No funds have been earmarked for this repair at this time.**

The re-plastering of the indoor pool will be necessary in approximately 3-5 years at an estimated cost of \$300,000. This repair will be funded through the Recreation Repair & Replacement fund and which holds contributions from Glenbard North High School’s contributions for indoor pool partnership.

FVRC Recreation Center				
YTD				21,881,488
Future Roof Phase III				210,000
<b>Multi-Year Total</b>				<b>22,091,488</b>

**11. GBN Turf Replacement:**

In accordance with the Park District’s Intergovernmental Agreement with Glenbard North High School and with Board direction to continue our partnership for the artificial turf football field, staff has communicated the District’s plans to continue it’s partnership. Turf replacement is underway, and the District’s final cost will be \$257,933. Turf life span is approximately 8-10 years.

GBN Turf Replacement				
2020				257,933
<b>Multi-Year Total</b>				<b>257,933</b>

**12. Land/Shoreline Restoration:**

Work was completed last year to stabilize the shoreline area surrounding the bridge at Veterans Park, and a second area of Mitchell Lake. Staff has identified shoreline along the Heritage Lakes for restoration. Access to the lake will create a higher labor cost for this repair and restoration; staff suggests addressing this project in the near future. **No funds have been earmarked for this repair at this time.**

Land / Shoreline Restoration				
YTD				1,646,571
Heritage Lake Shoreline - Estimate Only				80,000
<b>Multi-Year Total</b>				<b>1,726,571</b>

**13. Legal:**

The total cost for legal fees paid for the suit by Riley Construction was \$114,047.

Legal Fees				
YTD				114,047
<b>Multi-Year Total</b>				<b>114,047</b>

**14. Maintenance Facility Parking Lot:**

Maintenance Facility Parking Lot				
YTD Encumbered				24,900
<b>Multi-Year Total</b>				<b>24,900</b>

**15. McCaslin:**

The artificial turf fields at McCaslin were installed with a 10-12 year life expectancy. With the park's opening in 2011-12, staff is estimating replacement of all 4 turf infields in the year 2023. **An Estimated \$500,000 of additional funding will be necessary for this future replacement.**

McCaslin Park & CONCESSIONS				
YTD				5,366,287
<b>Future Turf Replacement - Estimate Only</b>				<b>500,000</b>
<b>Multi-Year Total</b>				<b>5,866,287</b>

**16. Parks & Playgrounds:**

The Parks department maintains a repair & replacement schedule for the District's 34 parks and playgrounds. Replacement standard is 20 years for playgrounds, and 10 years for play tile surfaces. Playgrounds are inspected and evaluated regularly and recommendations for replacement are always based on 'actual' condition. The playgrounds scheduled for assessment between 2020 and 2025 include:

Appomattox	Armstrong Central,
Blue Heron	Community Park ( <i>may be part of Community Park Improvements</i> )
Friendship	Hampe
Papoose	Walters

Staff has received a proposal for development of a formal Playground Assessment & Replacement Plan. Similar to the deferred maintenance plan developed for Elk Trail Recreation Center, this plan will provide an expert ‘road map’ for the District’s playground repair and replacement needs. The assessment is budgeted in the 2020 Capital Budget. **At this time, staff is estimating \$820,000 of additional funding will be necessary to accommodate playground replacements through 2025.**

Playgrounds & Parks				
YTD				1,106,305
2020 Playground Repair & Replacement Plan				19,500
Future Playground Replacement - Estimate Only				820,000
<b>Multi-Year Total</b>				<b>1,945,805</b>

**17. PMO (Project Management Office):**

Total costs for PMO services were \$949,435.

PMO				
YTD				949,435
<b>Multi-Year Total</b>				<b>949,435</b>

**18. Simkus Recreation Center:**

No projects are planned for Simkus Recreation Center at this time. Parking Lot sealcoating is addressed under Trails/Path/Parking Lots/Lighting.

Simkus Recreation Center				
YTD				2,425,026
<b>Multi-Year Total</b>				<b>2,467,759</b>



**19. Trails/Paths/Parking Lots/Lighting:**

Staff has submitted for a Recreational Trails Grant to repave 5,000 linear feet of 8-foot wide bituminous trail around **Mitchell Lake Bike Path**. Grant would cover 50% of the cost, some funding from the Special Recreation fund because is a high propriety in the ADA Transition Plan. We are holding up to \$55,000 for the District’s share; if we do not receive the Grant, we need to shift additional funding OR reconsider doing the project.

The **North Armstrong Park** parking lot (nearest Kids World playground) requires a complete renovation. Staff is obtaining estimates and plans in order to be prepared for any grant opportunities. \$125,000 has been earmarked for this project.

Three other projects that would need to be funded in the next few years include:

- The Heritage Lakes Path
- Volunteer Park (Maintenance facility)
- Simkus Center parking lot sealcoating

The **Parking Lot at Volunteer Park, and the District’s Maintenance Facility** is in very poor shape. We have incurred damage to park district vehicles due to its current state. Staff has received an initial estimate under \$25,000. If a formal quote comes in under \$25,000, the District will proceed with this repair and fund it through the Capital Improvement budget.

Paving costs can be paid for through capital dollars as well as through the Paving & Lighting Levy. The levy funds are limited each year and would need to be accumulated over several years. Commitments through existing IGA’s for the Town Center Parking lot will require all Paving & Lighting fund levy dollars through the end of 2021. Staff would like to explore hiring an expert to create a formal Paving Replacement Plan (similar to the Elk Trail Maintenance Plan) to provide an expert plan. **Additional funding will be necessary for future parking lot or trail repairs.**

Trails / Paths/Parking Lots/Lighting			
YTD			631,225
Maintenance Facility/Volunteer Parking Lot-EST			24,900
Mitchell Bike Path ( <i>less grant/ADA =</i>	20165		55,000
Balance of Armstrong North Parking Lot			124,228
<b>Future Parking Lot / Trails - Estimate Only</b>			<b>465,000</b>
<b>Multi-Year Total</b>			<b>1,300,353</b>

**20. Vehicles & Equipment:**

The fleet replacement schedule is reviewed annually. When practical replacements are deferred until replacement is necessary. With other repairs taking priority, the funding of the District’s fleet through the Capital Repair & Replacement fund will be insufficient.

Staff has also set aside \$60,000 to replace the 39 passenger bus in 2021-2022. As presented to the Board earlier this year, several vehicles will be sold or traded as part of the 2020 Vehicle and Equipment budget plans. **No Funds have yet been earmarked for future vehicle and equipment needs in 2021 through 2025.**

Vehicles/Equipment				
YTD				242,487
2020 Vechicle/Equipment Budget Balance				176,290
includes \$60,000 for new Bus				
<b>Future vehicle/equipment through 2025 - Estimate</b>				<b>301,500</b>
<b>Multi-Year Total</b>				<b>720,277</b>

**Current Balance of ALL unassigned Capital Funds: \$ 748,023**

**Estimated Cost of UNFUNDED Capital Projects through 2025: \$3,705,863**



**Capital Improvement Plan**

Using Financials Ending: May 31, 2020

RUNNING ESTIMATES OF COSTS																				TOTALS	
Project #:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	Armstrong Park	CIP Admin	Carolshire Park	Community Park	Coral Cove Water Park & CONCESSIONS	Coyote Crossing Mini Golf	Dog Park	Elk Trail	Evergreen Gymnasium	Fountain View Rec Center	GBN Turf Rplcmnt	Land & Shoreline	Legal Fees	McCaslin Park & CONCESSIONS	Parks & Playgrounds	PMO	Simkus Rec Center	Trails/Paths/Parking Lots & Lighting	Vehicles & Equipment	Veteran's Memorial	
<b>2010 Total</b>	1,327	110,110				2,009	2,399			205,237		4,938		25,750	346,785	212,096	8,429	(101)	33,314		952,293
<b>2011 Total</b>	3,965	167,199					103,617			956,442		1,609,777		1,086,603	237,803	320,576		146,223	30,564		4,662,769
<b>2012 TOTAL</b>	50,658	147,030			7,900		0			9,787,436		0		2,734,873	(4,188)	285,700	7,900	289,027	49,560		13,355,896
<b>2013 TOTAL</b>	35,470	156,535			250,038					10,119,848		0		519,653	125,478	116,000	65,162	0	36,001		11,424,185
<b>2014 TOTAL</b>	509,389	81,877			445,736					413,556		0	52,164	878,944	8,605	15,063	1,382,913	161,619	46,291		3,996,157
<b>2015 TOTAL</b>	378,929	46,212			24,889			18,712		31,157		0	53,039	9,989	181,938	0	168,155	0	25,303	2,591	940,914
<b>2016 TOTAL</b>	926,418	0			26,123	17,097	0	19,888		18,932		11,600	8,844	37,330	163,577	0	394,187	0	0	765	1,624,761
<b>2017 TOTAL</b>	187,403	0			234,067	26,578	0	5,789		21,250		20,256	0	67,038	13,532	0	398,280	0	0	7,494	981,687
<b>2018 TOTAL</b>	0	0	0	0	20,288	0	0	1,600	0	166,211	0	0	0	6,107	28,310	0	36,372	36,360	0	10,812	306,060
<b>2019 Total</b>	0	0	183,522	7,683	45,344	0	0	115,860	57,940	161,419	0	0	0	0	4,465	0	6,361	(2,675)	13,944	15,450	609,313
<b>2020 Projects:</b>																					
Current YTD			1,337					2,887										772		7,510	
Encumbered/Held				92,317					52,000		257,933				19,500			179,228	176,290		
<b>2020 Total</b>	0	0	1,337	92,317	0	0	0	2,887	52,000	0	257,933	0	0	0	19,500	0	0	180,000	183,800	0	789,774
<b>Multi-Year Project Totals</b>	2,093,559	708,963	184,859	100,000	1,054,385	45,684	106,016	164,736	109,940	21,881,488	257,933	1,646,571	114,047	5,366,287	1,125,805	949,435	2,467,759	810,453	418,777	37,112	39,643,809

**2021-2025 Proposed Projects - ROUGH ESTIMATES ONLY:**

Community Park				800,000																	
Coral Cove Pool Liner					550,000																
Coral Cove Major Repairs					250,000																
Heritage Lakes Path																		275,000			
Heritage Lakes Shoreline												80,000									
Elk Trail Deferred Maint								335,336													
Evergreen Futute (?)									142,050												
FVRC Roof Phase III										210,000											
McCaslin Turf Rplcmnt														500,000							
Playgrounds thru 2025															820,000						
SRC Parking Lot Sealcoat																			35,000		
Volunteer Parking Lot																			155,000		
Vehicles thru 2025																				301,500	
<b>Estimated Totals:</b>	0	0	0	800,000	800,000	0	0	335,336	142,050	210,000	0	80,000	0	500,000	820,000	0	0	465,000	301,500	0	4,453,886
<b>Future Project Totals</b>	2,093,559	708,963	184,859	900,000	1,854,385	45,684	106,016	500,072	251,990	22,091,488	257,933	1,726,571	114,047	5,866,287	1,945,805	949,435	2,467,759	1,275,453	720,277	37,112	44,097,695

<b>REVENUE (Referendum Bond Proceeds / Grants / Donations / Reimbursements/Interest Earned)</b>														
<b>Bonds</b>														
October 2010E Bond Issue Proceeds:					(Fund 42-71)									14,200,000
December 2011B Bond Issue Proceeds					(Fund 42-73)									7,750,000
March 2013 Bond Issue Proceeds					(Fund 42-74)									14,690,000
<b>TOTAL BOND PROCEEDS TO DATE:</b>														<b>36,640,000</b>
<b>Grants</b>														
						<b>Awarded</b>	<b>Date</b>	<b>Received to CIP</b>	<b>Rcv'd to Capital R&amp;R</b>	<b>Due to CSPD</b>	<b>Grant Explanation</b>			
Charging Station - Manufacturer's Rebate						Received		7,500			Rebate for Electric Vehicle Charging Stations			
PARC Grant						Received		2,000,000	1,000,000	1,000,000	Reimbursement Grant; 1st payment on 12-20-13; 2nd payment on			
Rotary of Carol Stream						Received	06/07/12	5,000			Total Donation Received			
Senate Member Initiative Grant (McCaslin Concession)						Received	12/13/13	100,000			First Installment Received; Balance of \$75,000 rcvd 3-18-14			
Clean Energy Grant/LEED Rec Center (showing minimum)						Received	06/05/12	190,000			Rcvd \$50,000 6-5-12; Additional \$140,000 3-17-15 to 42-00			
County Grant (Clean Water Grant)						Received	12/20/12	117,000	117,133		Parking lot pavers; \$27,200 rcv'd 12-20-12; \$89,933.40 received 12-			
DCEO Grant (Lighting @ Underpass & McCaslin) Senate Member Initiative						Received	12/27/12	50,000			Total Grant Received \$12,500 7-11-12; \$37,500 12-27-12			
OSLAD Grant - McCaslin Phase II						Received		388,000		388,000	Received; future Weber Turf Replacement			
Special Recreation Fund Contribution (will reimburse Capital fund in account 42-00)						Received	12/31/15	700,000	700,000		\$200,000 final reimbursement Nov 2015 to Capital 42-00			
DCEO Grant (Lighting @ Armstrong Park)						Received		7,000		7,739				
Carolshire Park - CDBG *50% of Project total up t \$200,000.						Received		200,000		172,573				
<b>Submitted Grants</b>														
<b>Total Grant Proceeds currently availabe (does not include grants DUE to CSPD)</b>								<b>3,764,500</b>	<b>2,169,633</b>	<b>1,568,312</b>		<b>3,737,946</b>		
<b>YTD Interest Earned on Grant Investments</b>														
													<b>38,786</b>	
<b>Total Capital Improvement Plan Receipts *Available</b>														
													<b>40,416,732</b>	

**EXPENDITURES ( YTD - Budgeted - Encumbered )**

Actual 2010	952,293
Actual 2011	4,662,769
Actual 2012	13,355,896
Actual 2013	11,424,185
Actual 2014	3,996,157
Actual 2015	940,914
Actual 2016	1,624,761
Actual 2017	981,687
Actual 2018	306,060
Actual 2019	609,313
Budgeted for 2020	789,774
<b>TOTAL Projected Spending through December 31, 2020</b>	<b>39,643,809</b>

<b>Funding:</b>	
Net Bond Proceeds	36,640,000
Grants Applied to CIP Program	3,737,946
Interest Earned	38,786
Total Proceeds (Includes Funds set aside for Capital R&R)	<b>40,416,732</b>
<b>Expenditures</b>	
Total of YTD & Budgeted Projects through 2020	<b>39,643,809</b>
<b>Balance of unassigned funds (included Capital R&amp;R)</b>	<b>772,923</b>
<b>Estimated Costs of Unfunded Projects:</b>	<b>4,453,886</b>
<b>Funding Deficit:</b>	<b>\$ (3,680,963)</b>

- - DETAIL - -

<b>Armstrong Park</b>	
No Projects Planned at this time.	2,093,559
Refer to Trails/Paths/Parking Lots for North Armstrong Lot	
<b>Multi-Year Total</b>	<b>2,093,559</b>

<b>CIP Admin</b>	
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<b>Multi-Year Total</b>	<b>708,963</b>

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<b>Coyote Crossing Minigolf</b>	
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Shade Structure replaced with operating funds	-
<b>Multi-Year Total</b>	<b>45,684</b>

<b>Dog Park</b>	
YTD	106,016
<b>Multi-Year Total</b>	<b>106,016</b>

<b>Elk Trail Recreation Center</b>	
YTD	164,736
Fast Track Grant Application	2,887
<b>Deferred Maintenance Plan</b>	<b>335,336</b>
<b>Multi-Year Total</b>	<b>502,959</b>

<b>Evergreen Gymnasium</b>	
YTD - includes 2020 Tuckpointing; done but not paid	109,940
<b>*Est \$28,410 x 5 years</b>	<b>142,050</b>
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<b>GBN Turf Replacement</b>	
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<b>Multi-Year Total</b>	<b>257,933</b>

<b>Land / Shoreline Restoration</b>	
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<b>Heritage Lake Shoreline - Estimate Only</b>	<b>80,000</b>
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<b>Legal Fees</b>	
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<b>Multi-Year Total</b>	<b>114,047</b>

<b>McCaslin Park &amp; CONCESSIONS</b>	
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<b>PMO</b>	
YTD	949,435
<b>Multi-Year Total</b>	<b>949,435</b>

<b>Simkus Recreation Center</b>	
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<b>Multi-Year Total</b>	<b>2,467,759</b>

<b>Trails / Paths/Parking Lots/Lighting</b>	
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<b>Vehicles/Equipment</b>	
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includes \$60,000 for new Bus	
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<b>Multi-Year Total</b>	<b>720,277</b>

<b>Veteran's Memorial @ Town Center</b>	
YTD	37,112
<b>Multi-Year Total</b>	<b>37,112</b>